when by the terms of said note and said mortgage, the same become due, it shall be lawful for the said Francis H.Emmele, his executors, administrators ar assigns, to sell the property mortgaged thereby at public sale and to apply the proceeds of sale, after the payment of all taxes, public dues and assessments due and not paid, and all the costs and expenses of foreclosure, to the payment of the debt due, including all interest not paid, and to pay the surplus, if any, over to the mortgagors.

- That a default has accurred authorizing the exercise of the power of sale aforesaid and that John A. Engle, the assignee of said mortgage, has filed his bond to the State of Maryland in the penalty of sixteen thousand dollars with sufficient sureties thereon, which bond has been duly approved and filed among the records of this Court.
- That having filed his bond as aforesaid and after having given three weeks public notice of the time, place, manner and terms of sale in the Frederick Post, a newspaper published in Frederick County, prior to the day of sale, as shown by the certificate of the publication of said newspaper filed herewith as exhibit No.3, and after having given notice also in the Semi-Weekly News, a newspaper likewise published in Frederick County, and by hand bills extensively circulated, your orator attended in front of the Court House door in Frederick City, Frederick County, Maryland, on Saturday March 1st, 1924, at the hour of eleven o'clock A.M., the place and time mentioned in said advertisement, and offered said real estate for sale at public auction, and then and there ame the parchaser thereof at and for the gross sum of seven thousand, one hundred and ten dollars (\$7.110.-) as shown by the memorandum of purchase signed by said purchaser, and filed herein as exhibit No.4, he the said John A. Engle, the purchaser, being the highest and best bidder therefor.
- (5) Your crator further reports that the gross amount of sales is the sum of seven thousand one hundred and ten dollars (\$7.110.-)

Wherefore your orator and petitioner prays Your Honors to ratify said sale and to give him such other and further relief as the nature of the case may require.

And as in duty bound etc.

John A. Engle.
Mortgagee.

State of Maryland, Frederick County, to-wit; -

I hereby certify that on this 1st day of March in the year 1924 before me the subscriber, the Clerk of the Circuit Court for Frederick County, personally appeared John A. Engle, the petitioner mentioned in the aforegoing report of sales, and made oath in due form of law that the matters and things stated in the aforegoing report are just and true as therein stated, to the best of his knowledge and belief, and that the sales therein reported were fairly made.

(Filed Murch 1st, 1924)

Eli G. Haugh Clerk.

EXHIBIT NO.1

At the request of Francis H. Engle the following Mortgage is received for record and recorded April 10th, 1915 at 9 0'clock A.M. Test; - Harry W. Bowers, Clerk.

THIS MORTGAGE, made this 3rd day of April, in the year Nineteen Hundred and Fifteen, by us, Jesse M. Kelly and Lizzie A. Kelly, his wife, of Frederick County, State of Maryland,

WITNESSETH; WHEREAS, the said Jesse M.Kelly and Lizzie A.Kelly, his wife, now stand indebted unto Francis H.Engle, of said County and State, in the sum of Seven Thousand Dollars, (\$7,000.00) upon their joint and several promissory note bearing even date herewith, payable to the order of the said Francis H.Engle one year after date with interest thereon from date at the rate of five and one-half per cent per annum, the interest to the paid semi-annually, and for the better securing the payment of the said promissory note at maturity, and for the further consideration of the sum of Five Dollars to us cash in hand paid at and before the execution and delivery of these presents, the receipt of which is hereby acknowledged, we, the said Jesse M.Kelly and lizzie A.Kelly, his wife, do hereby grant in fee simple unto the said Francis H.Engle, all of those traots or parcels of land, containing 157 acres and 16 square perches of land, more or less, situate, lying and being in Frederick County, State of Maryland, and being all and the same real estate as described in a deed from